Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Melissa Waits 641 Old Hickory Blvd #108 Brentwood, TN 37027	Same	David W. McMackin 5200 Maryland Way Ste.110 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $214,900.00

Map & Parcel No.
171.03-OB-63.00CO-

Affiant
Subscribed and sworn to before me on this 01/03/06.

Notary Public

My Commission Expires: 1-20-09

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/05/06 11:32 2 pgs
Fees:13.00 Taxes:795.13
20060105-0001559

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Ulysses Bridgeman, Jr, married (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Melissa Waits, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Unit No. 110, on the plan of Townhomes of Fredericksburg, Phase One, Section One, (erroneously referred to as Seetion Two in prior deed) created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Townhomes of Fredericksburg, Section One, Phase One Condominium, for a more complete identification and description of said unit as of record in Plat Book 9700, Page 461, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ulysses Bridgeman, Jr., an unmarried person by Warranty Deed dated 12/29/1999 of record in Instrument No. 19991230-0308869, said Register's Office.

Said property is not, nor has it ever been a primary residence of Ulysses Bridgeman Jr. and Doris Bridgeman.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 641 Old Hickory Blvd #108, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 01/03/06.

Ulysses Bridgeman Jr. By Charles Pastors, his Attorney-in-fact

Ulysses Bridgeman, Jr by Charles Pastors, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

* 20060105-0001558

On this 3rd day of January, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared Charles Pastors, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ulysses Bridgeman Jr., by virtue of a power of attorney of even date recorded in Book *, page _____, said Register's Office, and acknowledged that he executed the same as the free act and deed of the said Ulysses Bridgeman, Jr.

In witness whereof, I have hereunto set my hand and seal this 01/03/06.

NOTARY PUBLIC

My Commission Expires:

D.W. McMACKIN
DAVIDSON COUNTY, TENN.

My Commission Expires:
SEPTEMBER 30, 2006